



## SOUTH END DATA PROFILE POPULATION DEMOGRAPHICS

### TOTAL POPULATION

*(US Bureau of the Census)*

	South End	Boston
<b>2010</b>	<b>34,669</b>	<b>617,594</b>
2000	28,220	589,141
% Change 2000-2010	22.9%	4.8%

### DENSITY

*Persons per Square Mile*

	South End	Boston
<b>2010</b>	<b>34,669</b>	<b>12,975</b>
2000	28,220	12,377

### RACE & ETHNICITY

*2010 Numbers and Percentages (US Bureau of the Census)*

	South End	Boston
White (alone)	17,153 (49.5%)	290,312 (47.0%)
Black or African American (alone)	5,938 (17.1%)	138,073 (22.4%)
Hispanic or Latino (all races)	5,745 (16.6%)	107,917 (17.5%)
American Indian and Alaska Native (alone)	67 (0.2%)	1,227 (0.2%)
Asian (alone)	4,830 (13.9%)	54,846 (8.9%)
Native Hawaiian and Other Pacific Islander (alone)	9 (0.0%)	182 (0.0%)
Some other Race	198 (0.6%)	10,078 (1.6%)
Two or More Races	729 (2.1%)	14,959 (2.4%)

### AGE

*2010 Numbers and Percentages (US Bureau of the Census)*

	South End	Boston
Under 5	1,779 (5.1%)	32,420 (5.2%)
5-14	2,381 (6.8%)	53,346 (8.6%)
15-19	2,406 (6.9%)	49,826 (8.1%)
20-24	4,229 (12.2%)	88,129 (14.3%)
25-64	20,674 (59.7%)	331,636 (53.6%)
65+	3,200 (9.2%)	62,237 (10.1%)

### MEDIAN HOUSEHOLD INCOME

*2005-2009 Estimate (American Community Survey)*

	South End	Boston
Annual Income	\$51,870	\$52,433



## SOUTH END DATA PROFILE (Continued) LAND USE AND SALES

### LAND AREA

*Square Miles*

	South End	Boston
2010	1.0	47.6

### AFFORDABLE UNITS

*As of July 1, 2011*

	South End	Boston
	7,139 (41%)	52,813 (19.4%)

### HOME RENTAL TRENDS

*2009-2011 Rents of 1-, 2-, and 3-Bedroom Apartments (MLS)*

	South End Number of Listings	South End Median Rent	Boston Number of Listings	Boston Median Rent
2011	471	\$2,500	5,666	\$2,000
2010	904	\$2,100	16,970	\$1,600

### RESIDENTIAL SALES & MEDIAN SALES PRICE

*2000-2011 Sales of 1-, 2-, and 3-family properties and condominiums above \$25,000 (The Warren Group)*

	South End Sales	South End Median Price	Boston Sales	Boston Median Price
2011	571	\$576,000	5,641	\$362,500
2010	550	\$560,000	6,225	\$349,000
2009	570	\$525,000	6,293	\$327,000
2008	695	\$538,000	6,786	\$352,000
2007	774	\$542,000	8,282	\$374,900
2006	786	\$475,000	9,249	\$382,000
2005	795	\$525,000	10,735	\$390,000
2004	985	\$514,000	11,078	\$280,000
2003	857	\$407,000	7,213	\$340,000
2002	805	\$404,000	7,883	\$315,000
2001	582	\$363,000	6,555	\$267,950
2000	723	\$327,000	7,693	\$236,100



## SOUTH END DATA PROFILE (Continued) LAND USE AND SALES

### RESIDENTIAL FORECLOSURE DEEDS

*2000-2011 (The Warren Group)*

	South End	Boston
2011	8	525
2010	6	776
2009	9	821
2008	7	1,215
2007	10	703
2006	4	261
2005	1	60
2004	1	25
2003	1	33
2002	3	42
2001	0	32
2000	0	75

### DISTRESSED BUILDINGS

*2000-2011 (DND Annual Distressed Building Survey)*

		South End	Boston
2011	Residential	0	123
	Commercial/Mixed	7	115
2010	Residential	2	127
	Commercial/Mixed	8	110
2008	Residential	5	187
	Commercial/Mixed	10	131
2007	Residential	8	158
	Commercial/Mixed	11	152
2006	Residential	6	184
	Commercial/Mixed	15	170
2005	Residential	5	188
	Commercial/Mixed	14	162
2004	Residential	7	227
	Commercial/Mixed	13	177
2003	Residential	15	264
	Commercial/Mixed	13	184
2002	Residential	16	304
	Commercial/Mixed	15	176
2001	Residential	10	260
	Commercial/Mixed	9	114
2000	Residential	17	376
	Commercial/Mixed	14	179



## SOUTH END DATA PROFILE (Continued) LAND USE AND SALES

### HOUSING OCCUPANCY AND TENURE

*2010 (US Bureau of the Census)*

	South End	Boston
Total Housing Units	17,422	272,481
Owner-Occupied Housing Units	5,437	85,791
Renter-Occupied Housing Units	11,024	166,908
Percentage Owner-Occupants	33.0%	33.9%

### BUILDINGS & TENURE\*

*July 1, 2011 (City of Boston Department of Assessing)*

<u>Property Type</u>	South End			Boston		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single-family	423	6.0%	78.7%	30,437	25.6%	84.3%
Two-family	209	3.0%	78.5%	17,700	14.9%	66.6%
Three-family	206	2.9%	59.7%	13,943	11.7%	49.2%
Condominium Units	6,617	88.0%	68.5%	56,652	47.7%	54.8%
<b>Total 1-, 2-, 3-Family and Condo Properties</b>	<b>7,005</b>	<b>100%</b>	<b>69.2%</b>	<b>118,732</b>	<b>100%</b>	<b>63.5%</b>

\*Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties



## South End

